

Town of Fitzwilliam

Planning Board Minutes

September 17, 2019

Members Present: Suzanne Gray, Chairman, Terry Silverman, Barbara Young, Robin Peard Blais, Paul Haynes. Dan Baker and Robin Bates present representing the Board of Selectmen

Meeting called to order 7:00PM.

Public Hearing, Case 19-02 continued: Benny Warnke application for a minor three lot subdivision of land located at 45 Fullam Hill Road, Tax Map 12, Lot 39, Rural District.

Mr. Warnke and Russell Huntly, surveyor, presented a revised subdivision plan with driveways, one of which connects to the hammerhead lot. Mr. Warnke said the Road Agent has approved the driveways and ditches and determined the driveway plans were acceptable. The Board asked that the Road Agent put his observations and approval in writing.

Mr. Warnke explained that the original plan was for 3 lots, but lot lines have been resituated to accommodate driveways. Mr. Warnke said this met the Board's guidelines. There will be two separate entrances to the subdivision, one of which is existing.

Barbara and Michael Thompson submitted a letter to the Planning Board outlining their concerns about the subdivision. They live at 73 Fullam Hill Road, to the left of the lot what Mr. Warnke plans to build a house. The Thompsons letter noted that that lot is extremely wet and they are concerned that water from that lot will end up in their yard. Secondly, they are concerned about the location of a septic system for the properties Mr. Warnke plans to develop and want to make sure their well is not compromised. There was discussion about how to prevent water moving from one lot to another. Mr. Warnke said he hadn't decided where the new houses will be set on the lots. The Board noted that the southwest corner has a small wetland (67'x50').

Blais said a paved road would move more water than a paved road. Mr. Warnke said the roadways are higher than the ground, and good ditches will be maintained.

Gray asked the Board what they thought about the abutter letter. Mr. Warnke and the surveyor said the ground would percolate not puddle. Gray noted that if there are impervious areas there may be water issues. She added that the Board is more concerned about wetlands. The Board agreed that a letter from the Road Agent regarding culverts, ditches, and water runoff.

Mr. Warnke said there is a culvert under the road on the southern line of the Thompson property.

Karen Craig moved, Selectman Bates seconded in Mr. Kennison's absence, to approve the subdivision application for tax map 12, lots 19-1, -2, -3 in the rural district. The Board voted aye, with no further discussion.

44 Gray noted that the subdivision approval would be amended adding the conditions as determined
45 by the Road Agent for driveways and entrances. Gray signed as chairman; Silverman signed as
46 vice chairman.

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48 They issue of abutter notification at the last meeting was resolved by documentation provided by
49 the Land Use Assistant. All abutters were timely notified of the hearing, documented with
50 certified mail receipts.

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52 The Board reviewed the 9/3/19 minutes. Gray moved to accept the minutes as amended. The
53 Board approved the minutes.

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55 Gray moved, to go into non-public session, Paul Haynes seconded and the Board agreed, for the
56 purpose of reviewing the MOU with NextEra.

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60 Gray moved and the Board voted to come out of non-public session at 8:50 pm.

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62 Gray reported that she had attended a ZBA meeting to discuss a revision of Chapter 127 of the
63 Zoning Ordinances. The ZBA wants to rewrite the ordinances to avoid confusion regarding
64 intent and clarification of meaning and to incorporate any state changes in RSAs.

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66 Southwest Regional Planning Commission is seeking grants to assist towns in doing this work.
67 Baker requested the Board get more information regarding this. He noted that changes in the
68 ordinances will go before town meeting for a vote. Karen Craig noted that the 2012 Master Plan
69 is not up to date.

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71 Robin Haynes and Paul Haynes volunteered to contact Christine Filmore regarding assistance in
72 updating and clarification of zoning ordinances.

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74 Robin Haynes also volunteered to work with Terry Silverman regarding updating the town's
75 shoreland protection ordinances.

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77 Meeting adjourned at 9:10 PM.